## PROPERTY OWNERS' ASSOCIATION 8TH AMENDED MANAGEMENT CERTIFICATE FOR

## RUISSEAU PLACE HOMEOWNERS' ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Collin §

1. Name of Subdivision: Ruisseau Place

2. Subdivision Location: City of Plano

3. Name of Homeowners Association: Ruisseau Place Homeowners' Association, Inc.

4. Recording Data for Association: Plat filed at Collin County in Volume 6 of the Plat

Records, pages 363-364. Instrument No. 19000101333003223,

19000101333003010 and 19000101333003189

5. Recording Data for Declaration: Declaration of Covenants, Conditions and Restrictions (Ruisseau Place Unit 1). Filed on 6/5/1992 under Doc# 920016877, Volume G, pgs. 363-364.

Declaration of Covenants, Conditions and Restrictions (Ruisseau Place, Unit II) filed 6/5/1992, Doc# 920016877, Volume 2822, pg. 871.

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

Bylaws: Bylaws adopted 4/8/1988 Filed under 2011121001261610

Articles of Incorporation are filed with the Secretary of State of Texas on 5/10/1988 Certificate of Filing and Filed under 2011121001261610

Fining Policy: First Amendment to Notice of Filing Dedicatory Instruments for Ruisseau Place filed 7/5/2011, Doc# 20110705000688480

Collection Policy: Administrative Resolution No. 2008001 regarding Collection Policy signed 11/1/2008 is Filed under 2011121001261610

Administrative Resolution No. 2006001 Collection Policy is Filed under 2011121001261610 Resolutions/Policies: Filed under 2011121001261610

Record Retention Policy

**Records Inspection Policy** 

**Payment Plan Policy Email Registration Policy Membership Voting Collection Policy Architectural Guidelines for:** 

Solar Panels, Flags and Flag, Roof Shingles, Poles, Rain Barrels and Religious Symbol displays

Resolutions/Policies/Guidelines: All policies are filed under Doc# 20140121000056900

**Collection Policy** 

**Record Retention Policy** 

**Records Inspection Policy** 

**Payment Plan Policy** 

**Email Registration Policy** 

**Membership Voting Policy** 

**Guidelines for Drought Resistant Landscaping and Natural Turf** 

**Conflict of Interest Policy** 

**Religious Items Display Guidelines** 

**Rainwater Collection Guidelines** 

**Application of Payments Policy** 

Ruisseau Place Homeowners Association Billing Policy and Payment Plan Guidelines is filed under Document No. 20171110001502740.

Violation and Enforcement Resolution for Ruisseau Place Homeowners Association is filed under Document No. 301460

Update Mailing Address and Contact Information is filed under document number 20180919001174990

7. Mailing Address and Contact Information for the Association and the Managing Agent:

> **Spectrum Association Management** 17319 San Pedro Ave, #318 San Antonio, TX 78232 contact@spectrumam.com 210-494-0659 www.spectrumam.com/homeowners

- 8. Fee(s) related to Property Transfer:
  - Administrative Transfer Fee \$200.00
  - Resale Package = \$375.00
    - o Rush for Resale Package:
      - 1 business day = \$120.00 / 3 business days = \$95.00
    - o Add a Rush to an existing order = \$75.00 + Cost of a Rush
    - o Update for Resale Package:
      - 1-14 days = \$15.00 / 15-180 days = \$50.00

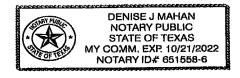
- Statement of Account only = \$120.00
  - o Rush for Statement of Account only:
    - 1 business day = \$110.00 / 3 business day = \$85.00
  - Update for Statement of Account only:
    - 1-30 days No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this PSth day of CX 40bcC , 2021.
Ruisseau Place Homeowners' Association, Inc.  By:  Shelby Welch (of Spectrum Association Management), Managing Agent
State of Texas §
County of Bexar §
This instrument was acknowledged and signed before me on
Management, the Managing Agent of Ruisseau Place Homeowners' Association, Inc., on behalf of said
Notary Public, State of Texas

After Recording, Return To: Spectrum Association Management Attn: Transitions 17319 San Pedro Ave., Ste. #318 San Antonio, TX 78232





Filed and Recorded Official Public Records Stacey Kemp, County Clerk Collin County, TEXAS 11/04/2021 09:07:51 AM \$34.00 CARLA 20211104002262670

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